THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 14426

BILL GARRETT, Davidson County
Trans:T20140058950 DEEDWARR
Recvd: 08/12/14 10:24 2 pgs
Fees:13.00 Taxes:1036.00
20140812-0072589

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY THOUSAND AND 00/100 ($280,000.00) DOLLARS, cash in hand paid by REGAL HOMES CO, receipt of which is hereby acknowledged, we, BALVANTRAI A. PATEL and wife, VARSHABEN PATEL, have bargained and sold, and by these presents transfer and convey unto the said REGAL HOMES CO, and assigns, a certain tract or parcel of land as follows:

Lying and being in Davidson County, State of Tennessee, being Lot Numbers 10 - 16, of the East-View Subdivision, as shown on plat of record in Plat Book 547, Page 64, Register's Office of Davidson County, State of Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to D & B, LLC, a Tennessee Limited Liability Company by deed from SAM Corp., a Tennessee Corporation, dated February 1, 1999, of record in Book 11330, Page 115, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Balvantrai A. Patel and wife, Varshaben Patel by Quitclaim Deed from Balvantrai A. Patel and Varshaben Patel Sole Members of the dissolved D & B, LLC, dated August 4, 2009, of record in Instrument Record Number 20090805-0073501, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a right-of-way of Dickerson Pike, also known as Dickerson Road, Fern Avenue and Elmhurst Drive.

This conveyance is subject to all matters as shown on plat of record in Plat Book 547, Page 64, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Grant of Easement in favor of Comcast of Nashville I, LLC of record at Instrument No. 20101206-0096753, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said REGAL HOMES CO, its successors and assigns, forever. And we do covenant with the said REGAL HOMES CO, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said REGAL HOMES CO, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 5th day of August, 2014.

Balvantrai A Patel
BALVANTRAI A. PATEL

Varsha ben Patel
VARSHABEN PATEL

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, BALVANTRAI A. PATEL and wife, VARSHABEN PATEL, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 5th day of August, 2014.

NOTARY PUBLIC

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 5th day of August, 2014.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

My Commission Expires: June 19, 2017

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Tax Map 071 11 O 08.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
REGAL HOMES CO.
290 Ed Harris Rd.
Ashland City, TN 37015